HILLTOP 30

TBD FM 580 E
Lampasas, TX 76550
Lampasas County
30.51+/-Acres $381,375



Texas Ranch Brokers, LLC
313 S Main Street
Burnet, TX 78611

512-756-7718
www.txranchbrokers.com

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HILLTOP 30

Beautiful views are included in this 30.51+/- acre property located 14 miles northeast of Lampasas in the gated community of Hilltop Ranches near Rumley. This property features a nice level hilltop that is ready for building a home or cabin.

A wet weather creek runs through the property, providing excellent habitat for both game and non-game animals, including white-tail deer, turkey, dove, and feral hogs. Numerous live oak, elm, and cedar trees are scattered throughout the land, adding to the natural beauty and privacy of the property.

This gated community has minor deed restrictions. Electricity is available along the frontage road adjoining the property. A septic system, water well, or water catchment system will be required if desired.

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

HILLTOP 30

Directions: From Lampasas, take FM 580 E, travel 13 miles. Turn left at entrance to Hill Top Ranches (electric Gate entrance) Travel 1.5 miles, property on Left.

Contact for more information:

Texas Ranch Brokers, LLC
Jim Lindeman 512-734-6156
313 S. Main Street
Burnet, TX 78611

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Permitted Exceptions

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

2. Standby fees, taxes and assessments by any taxing authority for the year 2018 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax years.

3. Rights of tenants in possession, as tenants only, under unrecorded lease agreements.

4. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed herein.

5. Volume 337, Page 530, and in Volume _____, Page___ (not yet recorded), Deed Records, Lampasas County, Texas.

6. Mineral and/or royalty interest in and to all coal, lignite, oil, gas, and other minerals; together with all rights incident thereto:

7. Recorded in Volume 337, Page 530, Deed Records, Lampasas County, Texas. Title to said interest has not been researched subsequent to the date of the above referenced instrument and the Company makes no representation as to ownership or holder of such interest(s).

8. Easement recorded in Volume 280, Page 717, Deed Records, Lampasas County, Texas to Hamilton County Electric Cooperative Association for Electric Utility Service

9. Reservation of Perpetual Easement for the purpose of maintaining, repairing, operating, replacing and removing existing electrical lines and related equipment, together with rights of ingress and egress, as reserved in deed to Wayne Hill and Elaine Hill, recorded in Volume 337, Page 530, Deed Records, Lampasas County, Texas.

10. Easement recorded in Volume 487, Page 766, Deed Records. Lampasas County, Texas to Kempner Water Supply Corporation for water pipelines and distribution systems and related facilities

11. Rights of parties existing or which may later exist to the rights of ingress and egress, over and across the subject property, in and to Hilltop Cemetery

12. Rights of the public to any portion of the Land lying within the area commonly known as gravel road

13. Any rights, interest, or claims which may exist or arise by reason of the following matters disclosed by survey dated June 4th, 2018; 60' Road Easement as shown, Any and all portion of the subject property lying within the boundaries of the sixty foot (60') roadway easement

14. Utility Easement and Covenant Access recorded in Volume 544, Page 181, Deed Records, Lampasas County, Texas to Hamilton County Electric Cooperative Association for electric utility services.

Deed Restrictions

The following are restrictions affecting the above described real property and will be included in the deed of conveyance and shall be deemed covenants running with the land, to-wit:

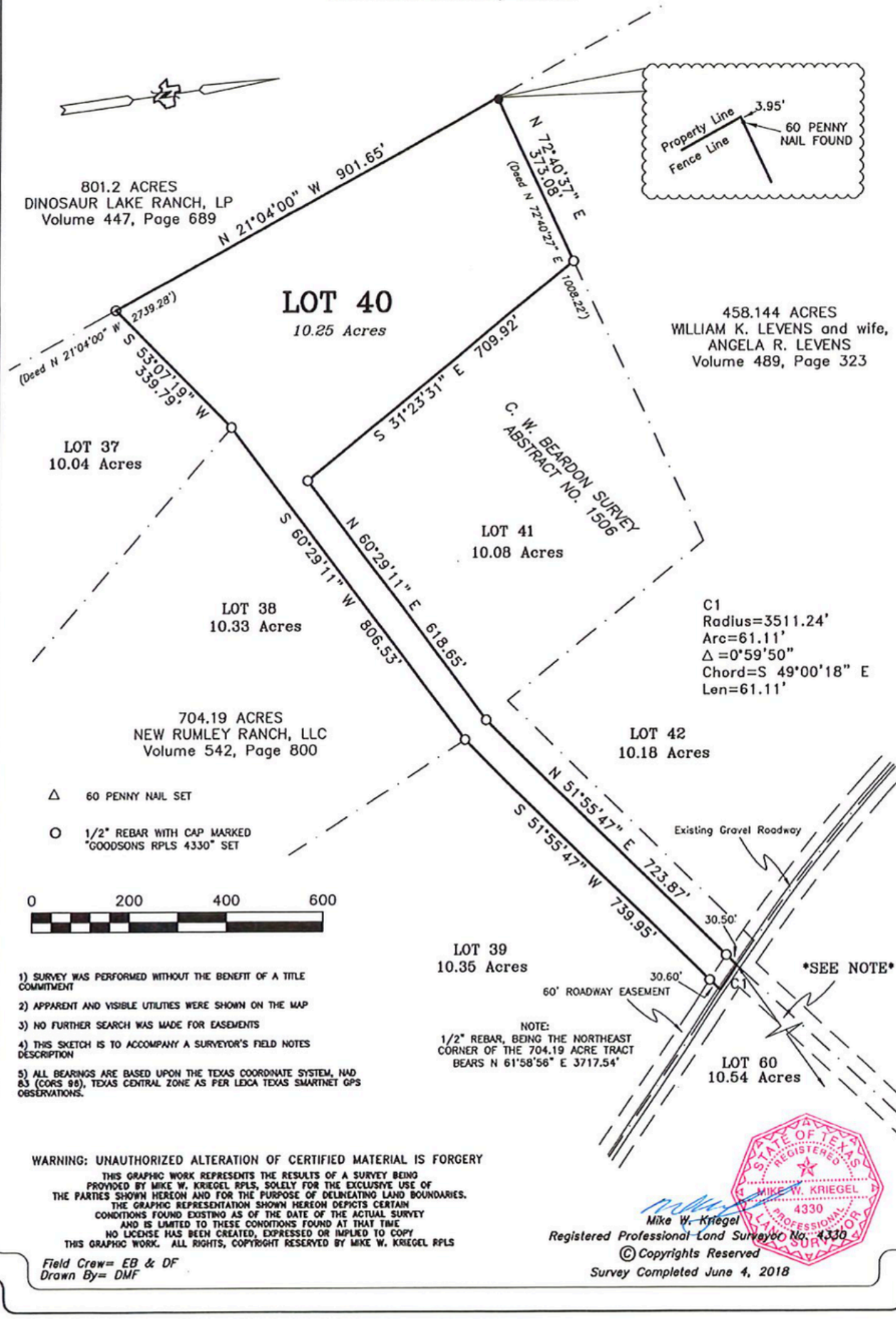
1. There shall be no mobile homes installed on the property. Cabins and Barndominiums are allowed.
2. All perimeter fences erected on any tract shall be of new material and erected in accordance with professional fence building standards regarding quality and appearance.
3. Except for placement of entrance and other gates, fences, roadways, wells, well houses, and septic systems, nothing shall be stored, placed or erected on any tract nearer than 50 feet from any boundary line of such tract.
4. Livestock are allowed, there shall be no commercial livestock feeding operation conducted on the property.
5. Abandoned or inoperative equipment, vehicles or junk shall not be permitted on any tract. Property owners are to keep their respective tract of land clean and neat in appearance and free of litter at all times.
6. Any livestock feeders and/or structures of any kind shall be a minimum of 50 feet from any property line, fence or road and shall not be visible from any public road.
7. Any owner or owners may enforce the restrictions.

New Rumley Ranch, LLC and/or assignee or tenants shall have the right to graze cattle or livestock on any owner's tract until such time as owner has enclosed the owner's tract by fence; and each owner and their respective heirs, successors and assigns by acceptance o title to an interest in a tract, hereby agree to indemnify and hold harmless New Rumley Ranch, LLC (and their respective tenants or assignees), from and against, and hereby waive and release any claims or causes of action such owner may have with respect to any injuries to any persons or any damages to any properties that may be caused by livestock on an owner's tract.

GOODSON SURVEYORS

RETAINING THE HISTORY OF JERRY M. GOODSON, SURVEYOR
411 S. WESTERN AVE. (P.O. BOX 349) LAMPASAS, TX 76550
512-556-6885 FAX 512-556-6261 jerry@texps.com
TBPLS FIRM REGISTRATION NO. 10068100
A SUBSIDIARY OF MITCHELL AND ASSOCIATES, INC., KILLEEN, TEXAS

SURVEYOR'S SKETCH SHOWING 10.25 ACRES, BEING PART OF THE C. W. BEARDON SURVEY, ABSTRACT NO. 1506, IN HILLTOP SPRINGS RANCH, AN UNRECORDED SUBDIVISION, IN LAMPASAS COUNTY, TEXAS.



1) SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
2) APPARENT AND VISIBLE UTILITIES WERE SHOWN ON THE MAP
3) NO FURTHER SEARCH WAS MADE FOR EASEMENTS
4) THIS SKETCH IS TO ACCOMPANY A SURVEYOR'S FIELD NOTES DESCRIPTION
5) ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY
THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY MIKE W. KRIEGEL RPLS, SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON AND FOR THE PURPOSE OF DELINEATING LAND BOUNDARIES. THE GRAPHIC REPRESENTATION SHOWN HEREON DEPICTS CERTAIN CONDITIONS FOUND EXISTING AS OF THE DATE OF THE ACTUAL SURVEY AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS GRAPHIC WORK. ALL RIGHTS, COPYRIGHT RESERVED BY MIKE W. KRIEGEL RPLS

Field Crew= EB & DF
Drawn By= DMF

STATE OF TEXAS REGISTERED MIKE W. KRIEGEL 4330 PROFESSIONAL LAND SURVEYOR

Mike W. Kriegel
Registered Professional Land Surveyor No. 4330
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Survey Completed June 4, 2018

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512-556-6885 FAX 512-556-6261 jerry@texps.com
TBPLS FIRM REGISTRATION NO. 10068100

FIELD NOTES FOR A 10.25-ACRE TRACT OF LAND, BEING PART OF THE C. W. BEARDON SURVEY, ABSTRACT NO. 1506, IN LAMPASAS COUNTY, TEXAS.

(LOT 40, HILLTOP SPRINGS RANCH, AN UNRECORDED SUBDIVISION)

BEING **10.25-Acres**, more or less, being part of the C. BEARDON SURVEY, ABSTRACT NO. 1506, in Lampasas County, Texas and being a portion of that certain called 704.19 acre tract described in a deed to NEW RUMLEY RANCH, LLC., recorded in Volume 542, Page 800, Deed Records of Lampasas County, Texas. Said 10.25 acre tract being more particularly described by these metes and bounds as follows:

BEGINNING at a **60 penny nail set,** in the approximate center of a gravel road and a 60 foot wide Roadway Easement, being the northeast corner of this tract, from which from which a 1/2" rebar found, being the northeast corner of said 704.19 acre tract, bears: N 61° 58' 56" E, 3717.54 feet.

THENCE with and along a curve to the left for the center of said 60 foot Roadway Easement, having a **radius** of **3511.24 feet,** an **arc length** of **61.11 feet,** a **central angle** of **00° 59' 50"** and a **chord** that bears: **S 49° 00' 18" E, 61.11 feet,** to a **60 penny nail set** for the southeast corner of this tract;

THENCE, S 51° 55' 47" W, passing a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** at 30.60 feet, in all, **739.95 feet,** to a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** for angle point;

THENCE, S 60° 29' 11" W, 806.53 feet to a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** for angle point;

THENCE, S 53° 07' 19" W, 339.79 feet to a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** for the southwest corner of this tract, on the East line of a called 801.2 Acre tract of land described in Deed to Dinosaur Lake Ranch, LP, as recorded in Volume 447, Page 689, Deed Records of Lampasas County;

THENCE, N 21° 04' 00" W, 901.65 feet along the East line of said 801.2 Acre tract to a point for the northwest corner of this tract;

THENCE, N 72° 40' 37" E, passing a 60 penny nail at 3.95 feet, in all, **373.08 feet** to a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** for the a northwest corner of this tract;

THENCE, S 31° 23' 31" E, 709.92 feet to a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** for angle point;

THENCE, N 60° 29' 11" E, 618.65 feet to a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** for angle point;

THENCE, N 51° 55' 47" E, at 693.37 feet passing a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330",** in all, **723.87 feet** to the **POINT OF BEGINNING** and Containing **10.25-ACRES.**

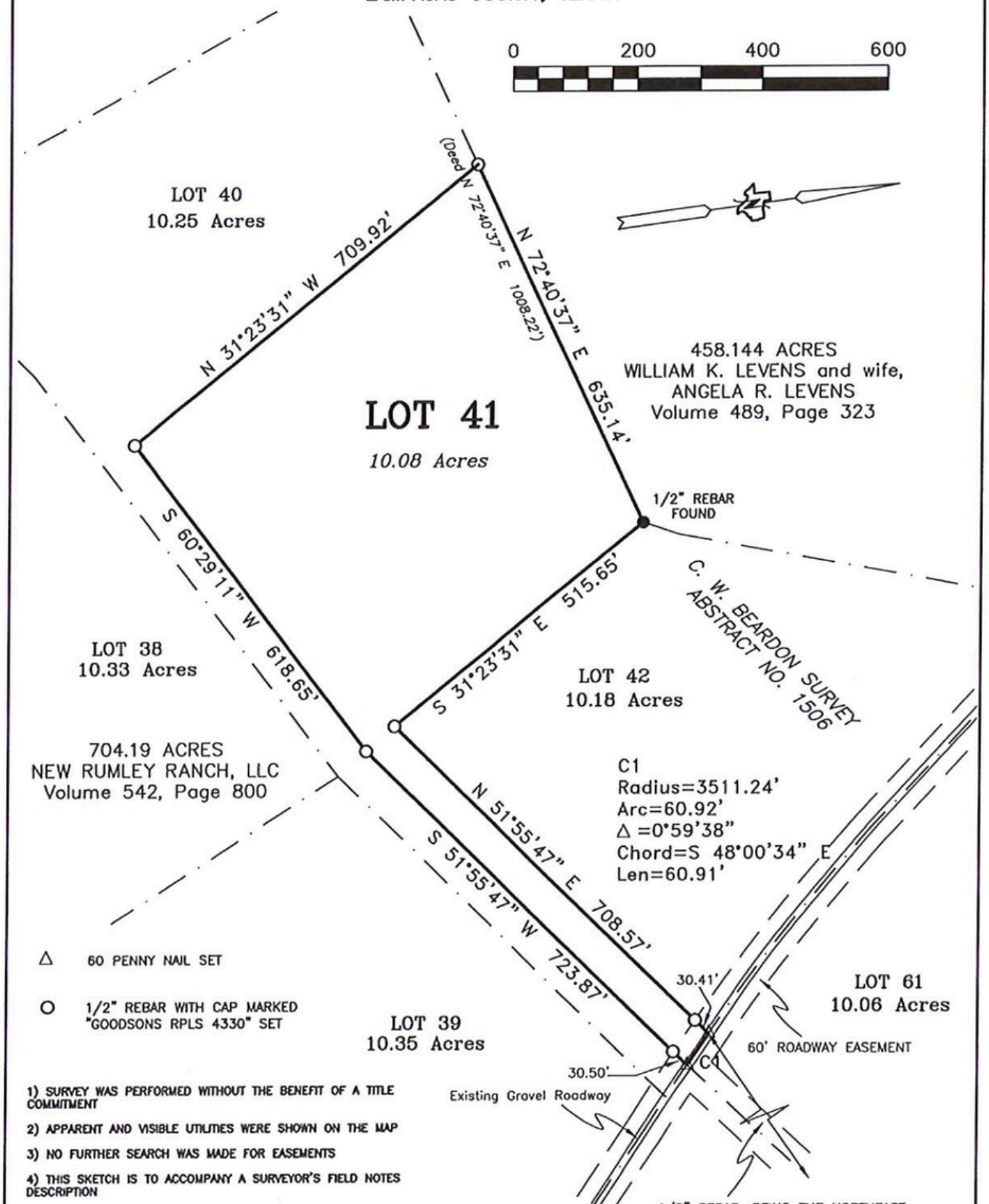
Survey completed on the ground June 4, 2018. Basis of Bearings, as determined by G.P.S. Also reference accompanying Sketch of the Tract described hereon, which is made a part of this. This survey is accomplished along with 65 other tracts of land surveyed same completion date.

STATE OF TEXAS
REGISTERED
MIKE W. KRIEGEL
4330
PROFESSIONAL
LAND SURVEYOR

Mike W. Kriegel
Registered Professional
Land Surveyor No. 4330

GOODSON SURVEYORS
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SURVEYOR'S SKETCH SHOWING 10.08 ACRES, BEING PART OF THE C. W. BEARDON SURVEY, ABSTRACT NO. 1506, IN HILLTOP SPRINGS RANCH, AN UNRECORDED SUBDIVISION, IN LAMPASAS COUNTY, TEXAS.



1) SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

2) APPARENT AND VISIBLE UTILITIES WERE SHOWN ON THE MAP

3) NO FURTHER SEARCH WAS MADE FOR EASEMENTS

4) THIS SKETCH IS TO ACCOMPANY A SURVEYOR'S FIELD NOTES DESCRIPTION

5) ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.

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STATE OF TEXAS REGISTERED MIKE W. KRIEGEL 4330 PROFESSIONAL LAND SURVEYOR

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Registered Professional Land Surveyor No. 4330
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Survey Completed June 4, 2018

Field Crew= EB & DF
Drawn By= DMF

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FIELD NOTES FOR A 10.08-ACRE TRACT OF LAND, BEING PART OF THE C. W. BEARDON SURVEY, ABSTRACT NO. 1506, IN LAMPASAS COUNTY, TEXAS.

(LOT 41, HILLTOP SPRINGS RANCH, AN UNRECORDED SUBDIVISION)

BEING **10.08-Acres**, more or less, being part of the C. BEARDON SURVEY, ABSTRACT NO. 1506, in Lampasas County, Texas and being a portion of that certain called 704.19 acre tract described in a deed to NEW RUMLEY RANCH, LLC., recorded in Volume 542, Page 800, Deed Records of Lampasas County, Texas. Said 10.08 acre tract being more particularly described by these metes and bounds as follows:

BEGINNING at a **60 penny nail set,** in the approximate center of a gravel road and a 60 foot wide Roadway Easement, being the northeast corner of this tract, from which from which a 1/2" rebar found, being the northeast corner of said 704.19 acre tract, bears: N 62 51' 34" E, 3738.81 feet.

THENCE with and along a curve to the left for the center of said 60 foot Roadway Easement, having a **radius** of **3511.24 feet,** an **arc length** of **60.92 feet,** a **central angle** of **00° 59' 38"** and a **chord** that bears **S 48° 00' 34" E, 60.91 feet,** to a **60 penny nail set** for the southeast corner of this tract;

THENCE, S 51° 55' 47" W, passing a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** at 30.50 feet, in all, **723.87 feet,** to a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** for angle point;

THENCE, S 60° 29' 11" W, 618.65 feet to a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** for the southeast corner of this tract;

THENCE, N 31° 23' 31" W, 709.92 feet to a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** for the northwest corner of this tract, on the south line of a called 458.144-Acre tract of land described in Deed to William K. Levens, and wife, Angela R. Levens, as recorded in Volume 489, Page 323, Deed Records of Lampasas County;

THENCE, N 72° 40' 37" E, 635.14 feet, along the south line of said 458.144-Acre tract to a **1/2-inch rebar found** for a northeast corner of this tract;

THENCE, S 31° 23' 31" E, 515.65 feet to a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** for an ell corner of this tract;

THENCE, N 51° 55' 47" E, at 678.16 feet passing a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330",** in all, **708.57 feet** to the **POINT OF BEGINNING** and Containing **10.08-ACRES.**

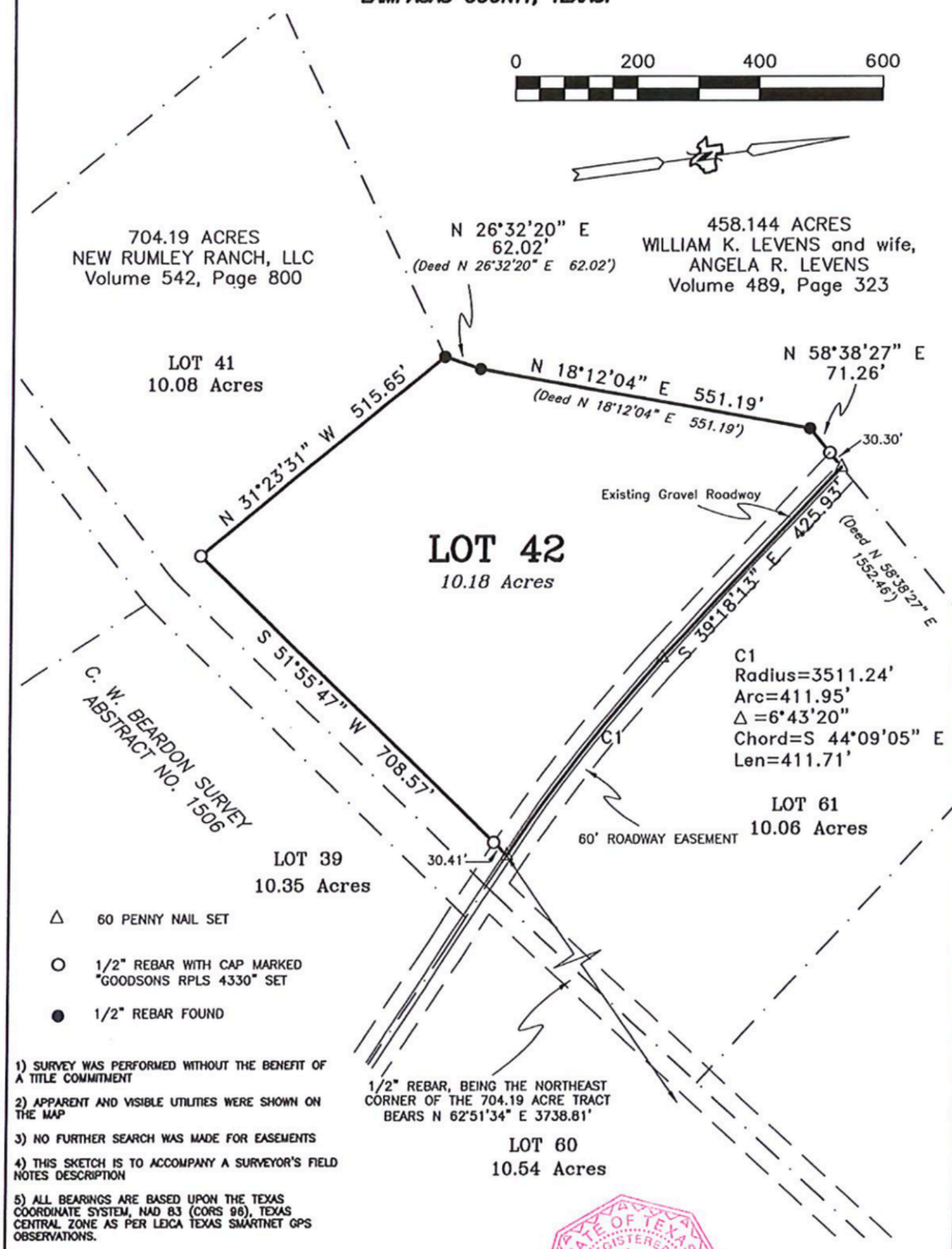
Survey completed on the ground June 4, 2018. Basis of Bearings, as determined by G.P.S. Also reference accompanying Sketch of the Tract described hereon, which is made a part of this. This survey is accomplished along with 65 other tracts of land surveyed same completion date.

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SURVEYOR'S SKETCH SHOWING 10.18 ACRES, BEING PART OF THE C. W. BEARDON SURVEY, ABSTRACT NO. 1506, IN HILLTOP SPRINGS RANCH, AN UNRECORDED SUBDIVISION, IN LAMPASAS COUNTY, TEXAS.



1) SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

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Survey Completed June 4, 2018

Field Crew= EB & DF
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FIELD NOTES FOR A 10.18-ACRE TRACT OF LAND, BEING PART OF THE C. W. BEARDON SURVEY, ABSTRACT NO. 1506, IN LAMPASAS COUNTY, TEXAS.

(LOT 42, HILLTOP SPRINGS RANCH, AN UNRECORDED SUBDIVISION)

BEING **10.18-Acres**, more or less, being part of the C. BEARDON SURVEY, ABSTRACT NO. 1506, in Lampasas County, Texas and being a portion of that certain called 704.19 acre tract described in a deed to NEW RUMLEY RANCH, LLC., recorded in Volume 542, Page 800, Deed Records of Lampasas County, Texas. Said 10.18 acre tract being more particularly described by these metes and bounds as follows:

BEGINNING at a **60 penny nail set,** in the approximate center of a gravel road and a 60 foot wide Roadway Easement, being the southeast corner of this tract, from which from which a 1/2" rebar found, being the northeast corner of said 704.19 acre tract, bears: N 62° 51' 34" E, 3738.81 feet.

THENCE, S 51° 55' 47" W, passing a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** at 30.41 feet, in all, **708.57 feet,** to a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** for angle point;

THENCE, N 31° 23' 31" W, 515.65 feet to a **1/2-inch rebar found** for the southwest corner of this tract, on the East line of a called 458.144 Acre tract of land described in Deed to William K. Levens, and wife, Angela R. Levens, as recorded in Volume 489, Page 323, Deed Records of Lampasas County;

THENCE, N 26° 32' 20" E, 62.02 feet along the East line of said 458.144 Acre tract to a **1/2-inch rebar found** for angle point;

THENCE, N 18° 12' 04" E, 551.19 feet along the East line of said 458.144 Acre tract to a **1/2-inch rebar found** for corner;

THENCE, N 58° 38' 27" E, passing a **1/2-inch rebar set with cap marked "GOODSONS RPLS 4330"** at 40.96 feet, in all, **71.26 feet** to a **60 penny nail set** in the approximate center of a gravel road, and a 60 foot Roadway Easement;

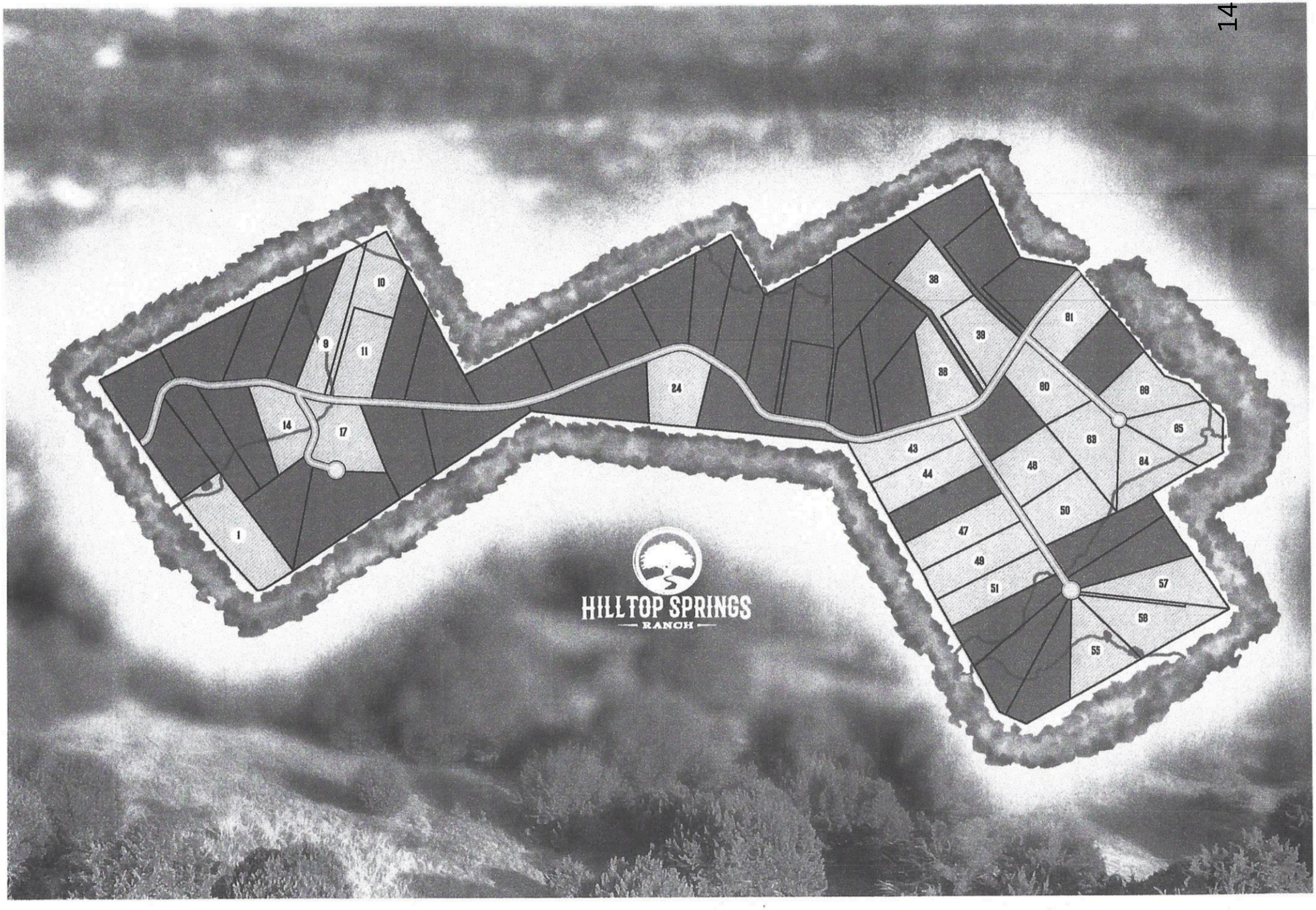
THENCE, S 39° 18' 13" E, 425.93 feet along the center of said 60 foot Roadway Easement to a **60 penny nail set** for a point of curvature;

THENCE with and along a curve to the left for the center of said 60 foot Roadway Easement, having a **radius** of **3511.24 feet,** an **arc length** of **411.95 feet,** a central angle of **06° 43' 20"** and a **chord** that bears **S 44° 09' 05" E, 411.71** to the **POINT OF BEGINNING** and Containing **10.18-ACRES.**

Survey completed on the ground June 4, 2018. Basis of Bearings, as determined by G.P.S. Also reference accompanying Sketch of the Tract described hereon, which is made a part of this. This survey is accomplished along with 65 other tracts of land surveyed same completion date.

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HILLTOP SPRINGS
RANCH

HILLTOP 30

SATILLITE MAP



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HILLTOP 30

TOPO MAP



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11-03-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Texas Ranch Brokers LLC	**9003375**	**info@txranchbrokers.com**	**(512)756-7715**
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Michael Wallace Bacon	**273134**	**mik@txranchbrokers.com**	**(512)940-8800**
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Jim Lindeman	**686307**	**jim@txranchbrokers,com**	**(512)734-6156**
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

LISTING AGENT:



Jim Lindeman : 512-734-6156

Info@TXRanchBrokers.com

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